



Specification

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available



Kitchen

	2 bedroom The Cartwright	3 bedroom The Becket The Becket II	4 bedroom The Aldridge The Mylne The Leverton The Burnet The Pembroke The Knightley The Cottingham	5 bedroom The Nash The Lutyens The Lutyens II
Symphony Konzept range kitchen with laminate worktop	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Stainless steel sink and drainer with chrome mixer tap	■	■ ■		
Stainless steel sink and a half, drainer with chrome mixer tap			■ ■ ■ ■ ■ ■ ■	■ ■ ■
Stainless steel sink and drainer with chrome mixer tap in utility		■ ■		■ ■ ■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood	■	■ ■		
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and stainless steel chimney hood			■ ■ ■ ■ ■ ■ ■	■ ■ ■
Fridge / freezer space	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Space for dishwasher with plumbing and electrics	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Space for washing machine with plumbing and electrics in utility		■ ■		■ ■ ■
Space for washing machine with plumbing and electrics in kitchen	■		■ ■	

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitaryware suite	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Ideal Standard close coupled WC to cloakroom	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Thermostatic shower within glass enclosure in en suite		■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Handheld hair wash attachment to bath		■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Thermostatic shower over bath with glazed screen	■			
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath and full-height to shower cubicle)*	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Radiator in bathroom / en suite	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■

Bedrooms

En suite to bedroom 1		■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
En suite to bedroom 2				■ ■

Doors and Windows

	2 bedroom The Cartwright	3 bedroom The Becket The Becket II	4 bedroom The Aldridge The Mylne The Leverton The Burnet The Pembroke The Knightley The Cottingham	5 bedroom The Nash The Lutyens The Lutyens II
Front door with multi-point security locking system, viewer and security chain	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Ladder-style internal doors pre-primed and with Carlisle brass satin finish	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
PVCu double glazing to windows	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Double glazed PVCu French doors	■		■ ■ ■ ■ ■ ■ ■	■ ■ ■
Double glazed powder-coated aluminium bi-fold doors				■ ■
Paving outside door/s to the garden	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■

General

White painted walls and smooth white ceilings	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Master telephone socket (to ground floor)	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Combi-boiler with heating control and room thermostat(s)	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
System boiler and separate hot water cylinder, with wall mounted heating control and room thermostat(s)				■ ■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Contemporary porch light to front door and wiring only to the rear door	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Mains wired smoke detectors with battery back-up	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Battery powered Carbon Monoxide detector (wall mounted)	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Power and lighting to garage (where in curtilage of the plot)		■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
Landscaped front garden (where applicable)	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
NHBC Buildmark cover	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■
First two years' customer service support from Linden Homes	■	■ ■	■ ■ ■ ■ ■ ■ ■	■ ■ ■

■ Fitted as standard - included in the property
* Subject to stage of construction and the range of choice available. Please see a sales consultant for details.